

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
706 Laguna St. Santa Barbara, California
4:00 p.m. – February 3, 2016**

I. CALL TO ORDER/ROLL CALL

4:00 P.M. Chair Green presiding

Board Members present: Barbara B. Allen, Geoff Green, Don Olson, Victor Suhr, Catherine Woodford and David Hughes

Board Members absent: Dolores Daniel

Staff Members present: R. Pearson, R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, V. Loza, T. Carter and J. Schipa

II. PUBLIC COMMENT

Mr. Burke, a member of the public, commented on the Housing Authority's requested times for unit inspections and suggested timeframes that he felt were more appropriate. Mr. Burke also commented on the Authority's policy on political signs in its owned and managed units, and stated his disagreements on the subject. Finally, Mr. Burke commented on "incidents" he has incurred in paying rent with Union Bank. Mr. Burke provided the Board with several pages of documents that address these comments. Staff will follow up on public comments at next meeting.

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS - None

V. CONSENT CALENDAR

MOTION

M/S Green/Allen moved to approve recommendations in Consent Calendar (Item Nos. 1, 2, 3, 4, 5 and 6)

VOTE

Ayes:	Barbara Allen	Catherine Woodford
	Don Olson	Geoff Green
	Victor Suhr	David Hughes
Nays:	None	
Abstain:	Catherine Woodford abstained from voting on Item 1	
Absent:	Dolores Daniel	

1. Recommendation that the Commission and Board approve the Minutes of the Housing Authority of the City of Santa Barbara and Santa Barbara Affordable Housing Group's Regular Meeting of December 2, 2015

2. Recommendation that the Commission adopt a resolution setting forth costs incurred and payments made for the month of November, 2015
3. Recommendation that the Commission ratify the Deputy Executive Director's execution of a License Agreement with Lee Wilson Electric Company, Inc., for the private use of 251 South Hope Avenue
4. Recommendation that the Commission approve the Extension of Contract for Legal Services with Price, Postel & Parma LLP and authorize the Housing Authority's Executive Director/CEO to execute same on behalf of the Authority
5. Recommendation that the Commission: (1) review and order filed the quarterly investment report for quarter ended December 31, 2015; and (2) review and approve the Authority's Investment Policy for Calendar Year 2016
6. Recommendation that the Board of Directors: (1) approve and authorize the Executive Director to award and execute a contract with Ardalan Construction Company, Inc., in the not-to-exceed amount of \$328,950 for replacement of kitchen cabinets, countertops, sinks and plumbing for 35 units at three separate properties, namely Via Diego, Olive Townhouses and Old Coast Townhouses; (2) authorize the Executive Director, or his designee, to approve up to \$65,790 (20% of the base amount) in additional expenses to cover any cost increases resulting from change orders for work not anticipated or covered by the contract; and (3) note that the cost of this project will be borne by a funded reserve created at the time of the RAD conversion of these properties

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission authorize up to four staff members, Commissioner Allen, and perhaps one or two additional Commissioners (depending on interest) to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2016 Legislative Conference to be held in Arlington, VA (just outside Washington, D.C.) April 9th to April 12th, 2016

DOCUMENTS

- January 4, 2016 Executive Director's Report

SPEAKERS

Staff: R. Pearson

MOTION

M/S Green/Olson moved to authorize up to four staff members and Commissioners Allen and Woodford to attend the National Association of Housing and Redevelopment Officials (NAHRO) 2016 Legislative Conference to be held in Arlington, VA (just outside Washington, D.C.) April 9th to April 12th, 2016

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Geoff Green	Catherine Woodford
	Don Olson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Dolores Daniel	

2. Recommendation that Commission select a date, time and place to hold a work session/retreat for strategic planning purposes and to provide input on the agenda topics for the work session

DOCUMENTS

- January 5, 2016 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson, R. Fredericks

After discussing various dates, staff and Commission tentatively decided on May 19, 2016. Staff will return to the Board with confirmation of date, time and place of proposed retreat.

3. Recommendation that the Commission receive a report on (1) the recent purchase of two passenger vans (2015 Dodge Grand Caravan SEs) from Rocket Town Dodge in the amount of \$47,552.24 (\$23,776.12 each), including tax and fees, for use by the Housing Authority's Resident Services staff; and (2) plans to acquire another van prior to year-end

DOCUMENTS

- January 20, 2016 Executive Director's Report prepared by Director of Property and Development

SPEAKERS

Staff: R. Pearson, D. Aazam

No reportable action, none required.

4. Recommendation that the Commission receive a concept design update as well as select a name for the Housing Authority's proposed affordable housing development for homeless veterans at 813 East Carrillo Street, in accordance with the Authority's adopted "Project Naming Policy" established pursuant to Resolution No. 1045

DOCUMENTS

- January 12, 2016 Executive Director's Report prepared by Director of Property and Development

SPEAKERS

Staff: R. Pearson, D. Aazam

After discussion and input from the Board, Chair Hughes selected the name "Johnson Court" for the proposed affordable housing development for homeless veterans at 813 East Carrillo Street.

5. Recommendation that the Commission: (1) receive an update on the City action taken to-date with regard to controlling/eliminating the utilization of residential units as short term vacation rentals within the City limits; and (2) discuss any remaining impacts short term vacation rentals (STVR's) in allowed zones (R-4 and Commercial) have on the supply of rental housing

DOCUMENTS

- January 18, 2016 Executive Director's Report prepared by Deputy Executive Director/CAO

SPEAKERS

Staff: R. Pearson, R. Fredericks

Renee Brook, City Planner, was present to provide information and answer questions on the subject of STVR's for the Board. After discussion, Chair Hughes and the Board directed staff to work with Commissioners to craft a letter outlining the Authority's continued concerns regarding STVR's to forward to City Council before their March 2016 meeting.

At this point in the meeting, 5:13 P.M., Chair Hughes ordered Item XII.1 be brought forward to accommodate the Authority's attorney present for the Closed Session.

XII. CLOSED SESSION

1. Conference with Real Property Negotiators (Government Code 54956.8)

Property: 518 East Canon Perdido Street, Santa Barbara, California
Agency negotiator: Robert G. Pearson, Executive Director/CEO
Negotiating parties: Canon Perdido Associates, LP
Under negotiation: Price and terms of payment

Authority's counsel from Price, Postel & Parma LLP, Todd Amspoker, was present for Closed Session. Closed Session ended at 5:25 P.M. No items to report.

VII. REPORT OF EXECUTIVE DIRECTOR – *continued*

6. Recommendation that the Commission receive a report on potential and pending development projects

DOCUMENTS

- January 5, 2016 Executive Director's Report prepared by Deputy Executive Director/COO

SPEAKERS

Staff: R. Pearson, S. Szymanski

This is a running report provided for information only. No action necessary.

7. Recommendation that the Commission receive a report on the Authority's current housing and resident services statistics

DOCUMENTS

- January 26, 2016 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Pearson, R. Fredericks

At the request of Chair Hughes, staff will add information regarding the Authority's current inventory to the next report. This is a semi-annual report provided for information only. No action necessary.

8. Recommendation that the Commission receive the Authority's 2015 Annual Report done as a 2016 Calendar.

DOCUMENTS

- January 11, 2016 Executive Director's Report prepared by Administrative and Public Information Coordinator

SPEAKERS

Staff: R. Pearson, R. Fredericks

For information only. No action necessary.

9. Recommendation that the Commission receive a follow-up report on subject(s) raised during Public Comment

and/or by a Commissioner at a previous meetings. This is a running report provided for information only. Staff had no items to present as follow-up at this meeting

VII. TREASURER'S REPORT

1. Recommendation that the Housing Authority Commission review and order filed the quarterly financial statements for the quarter ended December 31, 2015

DOCUMENTS

- January 22, 2015 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Pearson, R. Peirson

MOTION

M/S Green/Allen moved to approve and order filed the quarterly financial statements for the quarter ended December 31, 2015

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Geoff Green	Catherine Woodford
	Don Olson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Dolores Daniel	

2. Recommendation that the Board of the Santa Barbara Affordable Housing Group review and order filed the quarterly financial statements for the quarter ended December 31, 2015

DOCUMENTS

- January 19, 2015 Executive Director's Report prepared by Finance Director

SPEAKERS

Staff: R. Pearson, R. Peirson

MOTION

M/S Olson/Woodford moved to approve and order filed the quarterly financial statements for the quarter ended December 31, 2015

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Geoff Green	Catherine Woodford
	Don Olson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Dolores Daniel	

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS

1. That the Commission adopt a resolution approving revisions to the Authority's Policy on use of Housing Authority Community Rooms in Residential Communities and the Schedule of Fees for said use

DOCUMENTS

- January 19, 2016 Executive Director's Report prepared by Director of Housing Programs

SPEAKERS

Staff: R. Pearson

MOTION

M/S Woodford/Allen moved to adopt Resolution No. 2627 of the Housing Authority of the City of Santa Barbara, approving revisions to the Authority's Policy on use of Housing Authority Community Rooms in Residential Communities and the Schedule of Fees for said use

VOTE

Ayes:	Barbara Allen	Victor Suhr
	Geoff Green	Catherine Woodford
	Don Olson	David Hughes
Nays:	None	
Abstain:	None	
Absent:	Dolores Daniel	

XI. COMMISSION MATTERS

1. Recommendation that the Commission review and discuss the negative editorial on Section 8 Rental Housing Assistance that ran in the Santa Barbara News-Press on January 17, 2016 authored by former City Councilwomen Michael Self and the response to that piece prepared and submitted to the News-Press by Housing Authority Commission Chair David Hughes

XII. CLOSED SESSION

This Item was moved forward in the meeting.

XIII. ADJOURNMENT

Meeting adjourned at 6:11 P.M. on order of Chair Hughes.



ROBERT PEARSON, SECRETARY

APPROVED:



DAVID K. HUGHES, CHAIR